

I-NW Key Sheet  
15 NE 22 Pos. Sheet  
NE 4 F Topo  
22 Tax Map



PAUL H. RENCKE  
CHIEF

February 14, 1984

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Hugo J. Nyborg, et ux

Location: N/S Kenwood Avenue 60' W. from c/l Allison Lane

Item No.: 157 Zoning Agenda: Meeting of 12/27/83

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *[Signature]* *[Signature]*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb

9/29/84-215-A

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Nicholas Commodari, Zoning Department Date: January 18, 1984

FROM: G. E. Rutkowski, Chief, Plans Review C-2B

SUBJECT: Zoning Advisory Committee Meeting  
December 27, 1983

Item #151 See Comments  
Item #152 See Comments  
Item #153 See Comments  
Item #154 Standard Comment  
Item #155 Standard Comment  
Item #156 See Comments  
Item #157 No Comment

TV

IN RE: PETITION ZONING VARIANCES  
N/S of Kenwood Avenue, 60' W  
of the centerline of Allison  
Lane (6414 Kenwood Avenue) -  
14th Election District  
Hugo J. Nyborg, et ux,  
Petitioners

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 84-215-A

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request variances to permit two recreational vehicles to be located on the subject property instead of the permitted one and one of those vehicles to be located ten feet in front of the lateral projection of the front foundation line of the dwelling instead of the required eight feet to the rear of same, as more fully described on Petitioners' Exhibit 1.

The Petitioners appeared and testified. There were no Protestants.

Testimony indicated that the Petitioners have owned and lived on the instant property since 1960 and have always parked their recreational vehicles on the property. The lot is 59' x 186', more or less, with the house situated approximately 58 feet from the front property line. There is a walkway screened with shrubbery immediately adjoining the front property line. Behind the shrubbery and in front of the house are evergreen trees. There is a driveway to the left which extends approximately 100 feet to a 21' x 21' garage at the rear of the property which is being used for storage and as a workshop. The garage is approximately 18 feet from the house. The Petitioners own a 25' x 8' motorhome which they park in front of the garage and to the side and rear of the home in compliance with the Baltimore County Zoning Regulations (BCZR). They also own a 21' x 8' boat which they must park to the front and side of the home, extending ten feet to the front.

The Petitioners cannot park either vehicle in the garage because it is too small. Additionally, neither vehicle could clear the overhang of the garage.

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DATE: March 9, 1984  
BY: *[Signature]*

There is also sufficient shrubbery and trees to screen the vehicles from view and to afford the community the protection as intended by the BCZR.

The Petitioners presented two petitions, Petitioners' Exhibits 2 and 3, which purport to support their request for variances. The petitions support their contention that many people in the community also own recreational vehicles, many of which are probably in violation of the BCZR.

The Petitioners seek relief from Section 415A.1, pursuant to Section 307, BCZR.

An area variance may be granted where strict application of the zoning regulation to the petitioner and his property would cause practical difficulty. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

*Anderson v. Bd. of Appeals, Town of Chesapeake Beach*, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement the Petitioners seek relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition,

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DATE: March 9, 1984  
BY: *[Signature]*

tion, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15 day of March, 1984, that the Petition for Variances to permit two recreational vehicles instead of the allowed one and one of those vehicles to be located ten feet in front of the lateral projection of the front foundation line instead of the required eight feet to the rear of same be and is hereby GRANTED, from and after the date of this Order, subject to the following restrictions:

- The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

*[Signature]*  
Zoning Commissioner of  
Baltimore County

ORDER RECEIVED FOR FILING  
DATE: March 9, 1984  
BY: *[Signature]*

## ZONING DESCRIPTION

Located on the north side of Kenwood Avenue approx. 60' west of the centerline of Allison Lane and running the following courses and distances.

- North 56 degrees 30 minutes East 196'
- North 47 degrees 15 minutes West 60.54'
- South 56 degrees 30 minutes West 186'
- South 27 degrees 46 minutes East 59'10"

Also known as 6414 Kenwood Avenue.

## PETITION FOR VARIANCES

14th Election District

ZONING: Petition for Variances  
LOCATION: North side Kenwood Avenue, 60 ft. West of the centerline of Allison Lane (6414 Kenwood Avenue)  
DATE & TIME: Wednesday, February 29, 1984 at 10:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit 2 recreational vehicles instead of the allowed one and to permit one vehicle (boat) to be located 10 ft. in front of the front building line instead of the required 8 ft. to the rear of the front building line

Being the property of Hugo J. Nyborg, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

ARNOLD JABLON  
ZONING COMMISSIONER

February 21, 1984

Mr. & Mrs. Hugo J. Nyborg  
6414 Kenwood Avenue  
Baltimore, Maryland 21237

Re: Petition for Variances  
N/S Kenwood Ave., 60' W of the c/l of  
Allison Lane (6414 Kenwood Avenue)  
Hugo J. Nyborg, et ux - Petitioners  
Case No. 84-215-A

Dear Mr. & Mrs. Nyborg:

This is to advise you that \$45.58 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

*[Signature]*  
ARNOLD JABLON  
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 2/29/84 ACCOUNT: R-01-615-000

AMOUNT: \$45.58

RECEIVED FROM: Hugo J. Nyborg

FOR: Advertising & Posting Case #84-215-A

0 013\*\*\*\*\*45584b 6292A

VALIDATION OR SIGNATURE OF CASHIER



January 1984

Mr. & Mrs. Hugo J. Nyborg  
6414 Kenwood Avenue  
Baltimore, Maryland 21237

#### NOTICE OF HEARING

Re: Petition for Variances  
N/S Kenwood Ave., 60' W of the c/l of  
Allison Lane (6414 Kenwood Avenue)  
Hugo J. Nyborg, et ux - Petitioners  
Case No. 84-215-A

TIME: 10:00 A.M.

DATE: Wednesday, February 29, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 124014

DATE: 12/13/83 ACCOUNT: P.O. 615-000

AMOUNT: \$35.00

RECEIVED FROM: *[Signature]*

FOR: *[Signature]* # 157

6 055\*\*\*\*\*350010 8162.

VALIDATION OR SIGNATURE OF CASHIER

March 9, 1984

Mr. & Mrs. Hugo J. Nyborg  
6414 Kenwood Avenue  
Baltimore, Maryland 21237

IN RE: Petition Zoning Variances  
N/S of Kenwood Avenue, 60' W of  
the centerline of Allison Lane  
(6414 Kenwood Avenue) - 14th  
Election District  
Hugo J. Nyborg, et ux,  
Petitioners  
Case No. 84-215-A

Dear Mr. & Mrs. Nyborg:

I have this date passed my Order in the above-referenced matter in accordance  
with the attached.

Sincerely,

*[Signature]*  
ARNOLD JABLON  
Zoning Commissioner

AJ/srl

Attachments

cc: People's Counsel

PETITIONER'S  
EXHIBIT 2

We the undersigned, being neighbors of Hugo and Dora Nyborg  
and residents of the Rosedale area of Baltimore County, adjacent  
to and generally encompassing the property located at 6414  
Kenwood Avenue, attest that the recreational vehicles parked  
thereon do not constitute a nuisance or hazardous condition and  
do not interfere with our occupancy, use or enjoyment of our  
properties.

Inasmuch as the residents of 6414 Kenwood Avenue have  
maintained similar vehicles for many years and would suffer  
undue hardship to keep their vehicles other than at home on  
their own property, we petition the Baltimore County Zoning  
Board to grant approval for Hugo and Dora Nyborg's request for  
a variance to allow two recreational vehicles to be parked at  
6414 Kenwood Avenue, one of which will extend beyond the front  
of the residence.

Signed

Address

<i>[Signature]</i>	6410 Kenwood Ave.
Alex Bridges	6409 Kenwood Ave.
Laurence H. Bridges	6408 Kenwood Ave.
Debbie Fredrick	6411 Kenwood Ave.
William Smith	6418 KENWOOD AVE
R.D. Ballhal	8502 DAYTONA RD
C.R. Hagen	6508 Kenwood Ave.
Joske Brooks	6510 KENWOOD AVE.
Don D. Caspale	6510 Kenwood Ave.
Barbara H. Caspale	

PETITIONER'S  
EXHIBIT 3

We the undersigned, being neighbors of Hugo and Dora Nyborg  
and residents of the Rosedale area of Baltimore County, adjacent  
to and generally encompassing the property located at 6414  
Kenwood Avenue, attest that the recreational vehicles parked  
thereon do not constitute a nuisance or hazardous condition and  
do not interfere with our occupancy, use or enjoyment of our  
properties.

Inasmuch as the residents of 6414 Kenwood Avenue have  
maintained similar vehicles for many years and would suffer  
undue hardship to keep their vehicles other than at home on  
their own property, we petition the Baltimore County Zoning  
Board to grant approval for Hugo and Dora Nyborg's request for  
a variance to allow two recreational vehicles to be parked at  
6414 Kenwood Avenue, one of which will extend beyond the front  
of the residence.

Signed

Address

<i>[Signature]</i>	6509 Kenwood Ave. 21237
Blanche Nash	6509 Kenwood Ave. 21237
Emeline Zorck	6509 Kenwood Ave. 21237
Debra Rutha	6503 Kenwood. 21237
Mrs. Peter J. J. J.	6416 Kenwood Ave. 21237
<i>[Signature]</i>	5312 East Ave. 21260

#### BALTIMORE COUNTY, MARYLAND

##### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: February 16, 1984  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Hugo J. Nyborg, et ux - 84-215-A

There are no comprehensive planning factors requiring comment  
on this petition.

*[Signature]*  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG/JGH/sf

Mr. & Mrs. Hugo J. Nyborg  
6414 Kenwood Avenue  
Baltimore, Md. 21237

#### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
27th day of December, 1983.

*[Signature]*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner: Hugo J. Nyborg, et ux  
Petitioner's Attorney

Received by: *[Signature]*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 14 Date of Posting: 2/12/84  
Posted for: Petition for Variances  
Petitioner: Hugo J. Nyborg, et ux  
Location of property: 6414 Kenwood Ave., 60' W of  
the c/l of Allison Lane  
Location of Signs: Front of property at 6414  
Kenwood Ave.  
Remarks: *[Signature]*  
Posted by: *[Signature]* Date of return: 2/16/84  
Number of Signs: 1

Petition for  
Variance  
14th ELECTION  
DISTRICT  
ZONING: Petition for  
Variance  
LOCATION: North side  
Kenwood Avenue, 60' W  
of the centerline of  
Allison Lane (6414 Ken-  
wood Avenue)  
DATE & TIME  
Wednesday, Feb. 29, 1984  
at 10:00 a.m.  
PUBLIC HEARING  
Room 106, County Office  
Building, 111 W. Chesape-  
ake Avenue, Towson,  
Maryland  
The Zoning Commis-  
sioner of Baltimore Coun-  
ty, by authority of the  
Zoning Act and Regula-

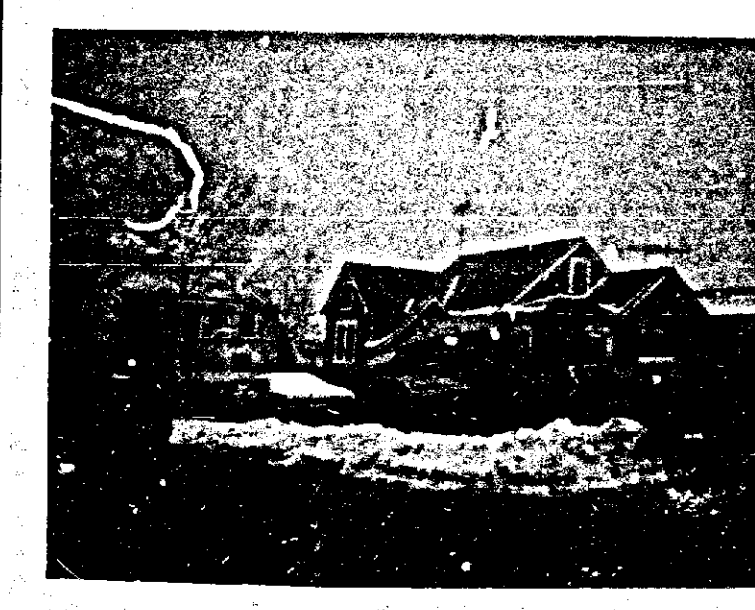
tion of Baltimore County,  
will hold a public hearing  
on the Petition for Variance  
to permit 2 recreational vehi-  
cles instead of the allowed  
one and to permit one vehi-  
cle (that is to be located 10  
ft. in front of the front  
building line instead of the  
required 8 ft. to the rear of  
the front building line).  
Being the property of  
Hugo J. Nyborg, et ux, as  
shown on plat plan filed  
with the Zoning Depart-  
ment.  
It is the order that this Peti-  
tion is granted, a build-  
ing permit may be issued  
within the thirty (30) day  
appeal period. The Zoning  
Commissioner will, how-  
ever, entertain any request  
for a stay of the issuance  
of said permit during this  
period for good cause  
shown. Such request must  
be received in writing by  
the date of the hearing and  
above or made at the hear-  
ing.  
By Order of:  
Arnold Jablon,  
Zoning Commissioner

#### The Times

Middle River, Md., Feb 9 1984

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed  
and published in Baltimore County, once in each  
of \_\_\_\_\_ successive  
weeks before the 9th day of  
Feb. 1984  
J. D. W. J. Publisher.



PETITION FOR VARIANCE  
14th Election District  
ZONING: Petition for Variance  
LOCATION: North side Kenwood  
Avenue, 60' W of the center-  
line of Allison Lane (6414 Ken-  
wood Avenue)  
DATE & TIME: Wednesday, Feb-  
ruary 29, 1984 at 10:00 A.M.  
PUBLIC HEARING: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson, Md.  
Maryland  
The Zoning Commissioner of Bal-  
timore County, by authority of the  
Zoning Act and Regulations of Bal-  
timore County, will hold a public  
hearing on the Petition for Variance  
to permit 2 recreational vehicles  
instead of the allowed one and to  
permit one vehicle (that is to be  
located 10 ft. in front of the front  
building line instead of the re-  
quired 8 ft. to the rear of the front  
building line).  
Being the property of Hugo J.  
Nyborg, et ux, as shown on plat  
plan filed with the Zoning Depart-  
ment.  
It is the order that this Petition  
is granted, a building permit may be  
issued within the thirty (30) day  
appeal period. The Zoning Commis-  
sioner will, however, entertain any  
request for a stay of the issuance  
of said permit during this period  
for good cause shown. Such request  
must be received in writing by the  
date of the hearing and above or  
made at the hearing.  
By Order of:  
ARNOLD JABLON,  
Zoning Commissioner  
of Baltimore County

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., February 2, 1984

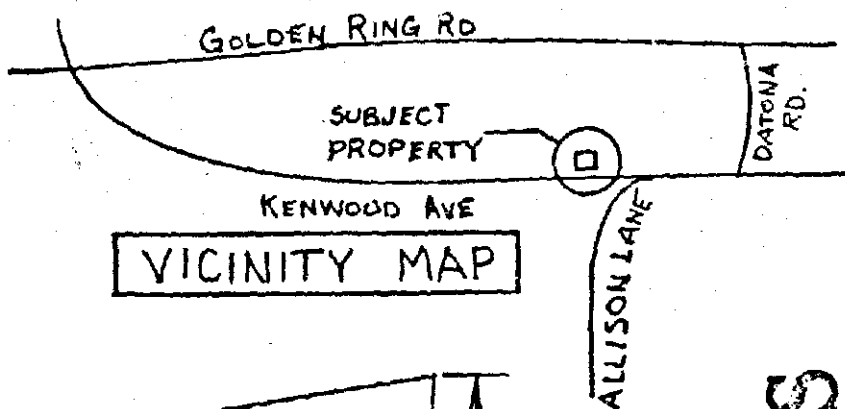
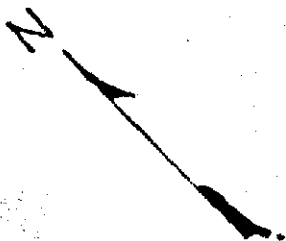
THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md., once in each  
of one time \_\_\_\_\_ weeks before the 29th  
day of February, 1984, the first publication  
appearing on the 9th day of February  
1984.

*[Signature]*  
THE JEFFERSONIAN  
Manager.

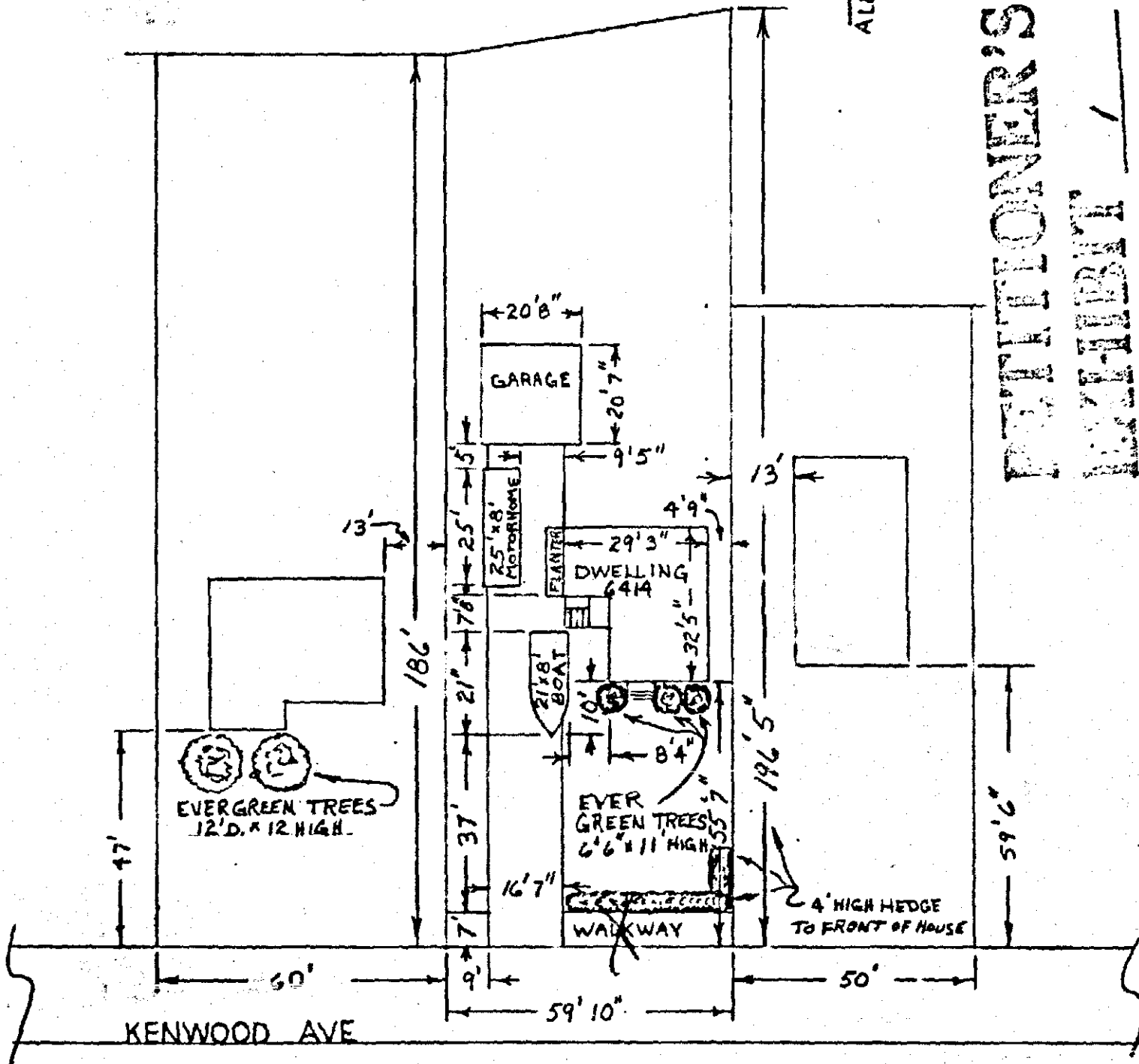
Cost of Advertisement, \$ 20.00



CASE NO  
C-84-270



VICINITY MAP



PETITIONER'S  
EXHIBIT

Fig 4/157

PLAT FOR ZONING VARIANCE OWNER - HUGO & DORA NYBORG  
SCALE : 1" = 30' 6414 KENWOOD AVE BALTIMORE MD. 21237

